

THE LAURELS, NOVERTON LANE,
PRESTBURY, CHELTENHAM, GLOUCESTERSHIRE, GL52 5DD



THE LAURELS, NOVERTON LANE

Designed and built to an exacting standard by an esteemed local builder, The Laurels is an exquisite detached property situated on the edge of countryside yet within easy reach of the village. The open plan accommodation is beautifully light and spacious, and includes an impressive 29' kitchen/dining/family room with unrivalled views towards Cleeve Hill.

- Stunning reception hall with a cloakroom off and a sweeping stone staircase to the first floor
- A remarkable kitchen/dining/family room installed with a bespoke Tom Howley kitchen, solid wood flooring and patio doors to the garden and outside entertaining space
- Cosy, sitting room with a fireplace and two sets of south facing French doors
- Spacious utility room with a generous amount of fitted cabinets and space for appliances
- Wide landing with a view of countryside providing access to the bedrooms and family bathroom
- Exceptional bedroom principal suite with built in wardrobes and a luxury en-suite bath/shower room
- Three additional bedrooms and a family bathroom
- Lawned garden with a natural limestone patio which leads to an oak framed double carport and parking

Standing in a peaceful semi-rural location on the edge of the popular village of Prestbury is this superb detached property, one of a pair of bespoke homes built by MD developments. The property offers accommodation in excess of 2500sqft with the benefit of a manageable garden and a detached green oak double carport and three parking spaces. Internally the quality of the finish is outstanding including a Tom Howley kitchen, solid wood and mandarin stone tiled floors and walls & Fischer & Peykel & Miele appliances.





SITUATION

The Laurels sits in an enviable plot, within a short walk of the excellent amenities the popular village of Prestbury has to offer, these include a primary school, general store, award winning butchers, café and parish church along with two public houses and an acclaimed gastro restaurant. The regional centre of Cheltenham is approx two miles away providing a wider selection of amenities including bespoke stores & restaurants along with a number of respected schools including Cheltenham Ladies College. The village is surrounded by beautiful countryside and Cleeve Hill, the highest point of the Cotswold Hills, is within close proximity where there are beautiful views and challenging walks.

GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3635.05 pa. (2024/2025).

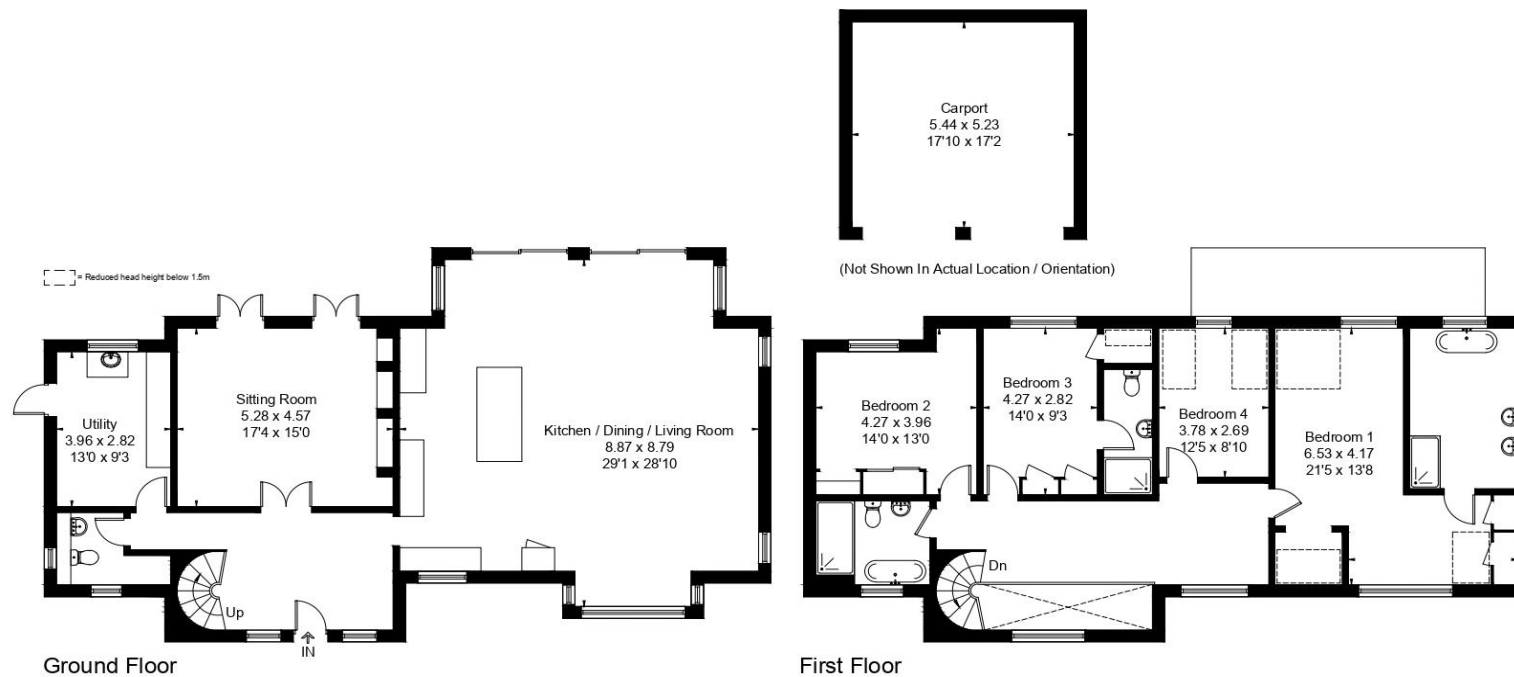
EPC Rating: C

Viewing Arrangements:

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 233.7 sq m / 2516 sq ft



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